

FILED FOR RECORD  
ROCKWALL CO. TEXAS

21 OCT 14 AM 8:09

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ROCKWALL County

Deed of Trust Dated: March 28, 2008

Amount: \$145,000.00

Grantor(s): JEB LEWALLEN

Original Mortgagee: ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC ST., GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 2008-00396657

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

JENNIFER FOGG  
ROCKWALL COUNTY CLERK

BY  DEPUTY

Date of Sale: December 7, 2021 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ROCKWALL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, DARLA BOETTCHER, JACK BECKMAN, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TERRY WATERS, JANET PINDER, KATHY ARRINGTON OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



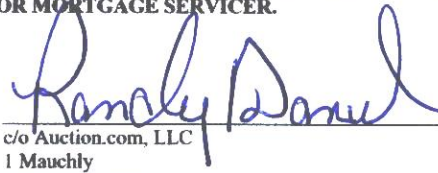
Anthony Adams Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2018-005447



c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

**EXHIBIT "A"**

**BEING situated in the State of Texas and the County of Rockwall, being part of the JOSHUA CANTER SURVEY, ABSTRACT NO. 53, being part of Lot 5 of KING ACRES ADDITION, an addition to ROCKWALL County, Texas, according to the Map thereof recorded in Cabinet A, Slide 48 of the Map Records of ROCKWALL County, Texas, being all of a tract of land conveyed to Richard R. Nielsen and wife, Billie M. Nielsen by deed recorded in Volume 488, Page 60 of the Deed Records of ROCKWALL County, Texas and these premises being more particularly described as follows:**

**BEGINNING at a 1/2 inch iron rod set in the Southwest right of way line of South FM 740, marking the North corner of a tract of land conveyed to Gilbert L. King and wife, Dorothy L. King by deed recorded in the Deed Records of ROCKWALL County, Texas and the East corner of said premises;**

**THENCE with the Northwest line of said King tract and the Southeast line of said premises, South 44 degrees 50 minutes 50 seconds West, 276.30 feet to a 1/2 inch iron rod set in the Northeast line of a tract of land conveyed to Harold L. Parrish and wife, Melba J. Parrish by deed recorded in Volume 106, Page 638 of the Deed Records of ROCKWALL County, Texas, marking the West corner of said King tract and the South corner of said premises;**

**THENCE with the Northeast line of said Parrish tract and the Southwest line of said premises, North 41 degrees 31 minutes 00 seconds West, 104.50 feet to a 1 inch iron pipe found in the Southeast line of Lot 8 of said King Acres Addition, marking the North corner of said Parrish tract and the West corner of said premises;**

**THENCE with the Southeast line of said Lot 6 and the Northwest line of said premises, North 45 degrees 00 minutes 00 seconds East, 269.95 feet to a 1/2 inch iron rod set in the Southwest right of way line of South FM 740, marking the East corner of said Lot 6 and the North corner of said premises;**

**THENCE with said Southwest right of way line and the Northeast line of said premises, South 45 degrees 00 minutes 00 seconds East, 103.57 feet to the POINT OF BEGINNING and CONTAINING 0.65 acres of land, more or less.**

**NOTE: The Company does not represent that the above acreage or square footage calculations are correct.**